



**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

MEETING DATE: December 12, 2012

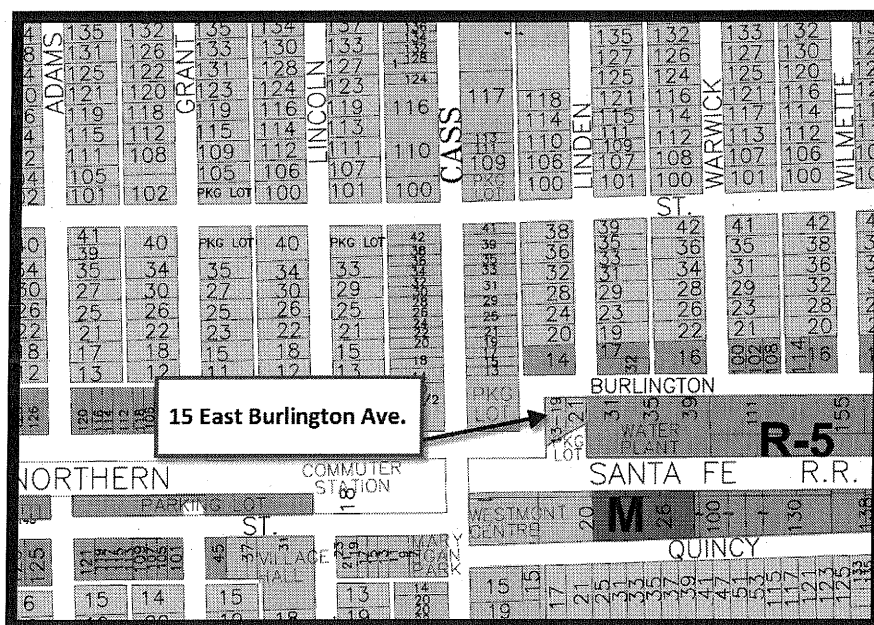
PZ 12-044

TITLE: Erik Newton of Newton's Law P.C. with Chamroeun Keang regarding the property located at 15 East Burlington Avenue, Westmont, IL 60559 for the following:

(A) Special Use permit request to operate a nail salon on the ground floor in the B-1 Limited Business District.

BACKGROUND OF ITEM

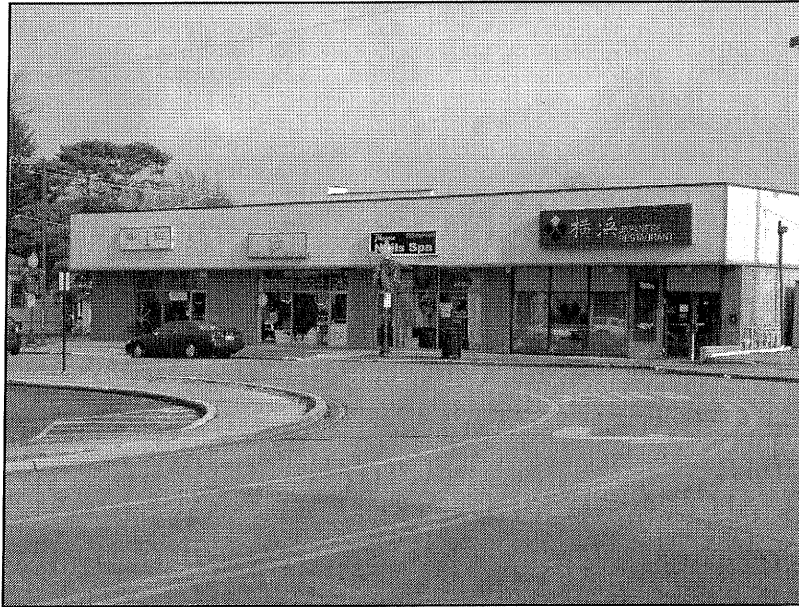
The subject property is located in a small shopping center at 15 East Burlington Avenue, north of the railroad tracks, on the east side of Cass Avenue, and adjacent to the public parking lot.



15 East Burlington Avenue - zoning map

The applicant has purchased the existing Phoenix Nails Spa, which has been in business at the current location since 2006. Several years ago, a text amendment was approved by the Village Board requiring a new special use ordinance for new business owners of existing special uses.

The business is proposed to remain as is, offering affordable quality manicures and pedicures by licensed nail technicians, and the new owner is requesting a special use in order to take over the tenant space lease.



15 East Burlington Avenue

ZONING ANALYSIS

The parcel is located in the B-1 Limited Business District and is adjacent to properties similarly zoned, and the property across the street to the north is zoned R-5 Special Residence District. Appendix A, Section 7.03(A)(11)(a) requires that all barbershops and beauty parlors must receive approval of a Special Use permit prior to operating in ground floor commercial space in the B-1 District. The Code does not differentiate between the types of salon services offered so a nail salon is deemed comparable in use to a beauty parlor.

There are no special conditions associated with this Special Use permit request, and the office appears to meet all the Special Use standards, which are:

Standards. A proposed special use shall substantially meet the following standards in order to obtain the recommendation of the planning and zoning commission and approval of the board of trustees:

- (1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (4) That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (6) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission.

There do not appear to be any extraordinary factors which would create traffic congestion or pedestrian safety issues as a result of the issuance of this special use permit.

PARKING ANALYSIS

Nail salon parking requirements are mandated by Appendix A, Section 10.06(K)(4)(e)(8) of the Village Code:

Nail salons shall have one parking space for each employee and one parking space for each patron service area.

Should this special use permit be approved, the current parking situation is considered existing non-conforming. While technically the entire center is under-parked, the businesses are within walking distance of an adjacent public parking lot, and there should be sufficient parking based on the previous business model, which is not anticipated to change. The new business owner is not planning to add additional employees or patron service areas at this time. There will be 2 employees with 5 manicure stations and 5 pedicure stations. Given these parameters, this use has a parking requirement of 12 parking spaces, and there are approximately 7 private parking spaces available behind the building.

The petitioner has been made aware of the fact that any increase in employees or patron service areas will necessitate that the issue of a parking variance be addressed.

SUMMARY

The applicant seeks approval of a special use permit in order to operate a nail salon on the ground floor in the B-1 Limited Business District. Adequate off-street parking appears to be available.

While the proposed use may not significantly contribute to the tax base, customers and employees arriving by foot, public transit, and by automobile may patronize other downtown businesses. Allowing for a carefully considered mix of use types within the B-1 District helps cater to the needs of residents and visitors.

DOCUMENTS ATTACHED

1. Application for special use dated November 12, 2012, and associated attachments.
2. Plat of survey prepared by Professionals Associated Survey, Inc., dated November 10, 1998.
3. Public notice as published in the November 28, 2012 edition of the Westmont Progress.



VILLAGE OF WESTMONT
ECONOMIC DEVELOPMENT DEPARTMENT
630-981-6264

Office Use Only	
Applicant #:	PZ 12-044
Submission Date:	11-9-12
Title:	Phoenix Nails Special Use

APPLICATION FOR:

- ☐ Annexation/Pre-Annexation Hearing
☐ Appeal from Decision of Zoning Official
☐ Map Amendment
☐ Planned Development
☐ Right-of-Way Dedication
☐ Site/Landscaping Plan
☒ Special-Use Permit
☐ Subdivision/Consolidation/Lot Split (Pre
☐ Text Amendment
☐ Variation from Zoning Requirement/Land Development Code

VILLAGE OF WESTMONT *** CUSTOMER RECEIPT *** DATE: 11/12/12 TIME: 09:25:46		
DESCRIPTION	PAY CD	AMOUNT
ZSF-ZONE/SUBDIVN 15 E BURLINGTON	CK 99	350.00
TOTAL AMOUNT DUE		350.00
AMOUNT TENDERED		350.00
CHANGE DUE		.00
TRANS #:	5	CASHIER CODE: GN2
BATCH #:	C121112	REGISTER ID: 002

PAID
NOV 12 2012
K. J. [Signature]

DESCRIPTION OF SITE:

Common Description (Street Address): 15 E. Burlington Ave.
PIN Number: 09-10-120-034 Current Zoning and Land Use: SAME
Existing Structures: Commercial Rental Space Used as Nail Salon
Significant natural amenities (slope, vegetation, water bodies, rock outcroppings, floodplain,
and other development restrictions): n/a

CHARACTER OF SURROUNDING AREA (zoning/jurisdiction and land use):

North: R-5 East: R-5
South: B-1 West: B-1

PETITIONER INFORMATION:

Petitioner: CHAMROEUN KEANG
Corporation: D/B/A PHOENIX NAILS SPA
Street Address: 15 E. Burlington Ave
City: Westmont
State and Zip Code: IL 60559
Daytime Telephone Number: [REDACTED]

REDACTED
BY LAW

Fax Number: _____

Email Address: _____

Relationship of Petitioner to Property: Buyer

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):

Names (list all beneficiaries of Trust): Trust 1684, Burlington Partnership

Corporation: _____

Street Address: 1566 W. Algonquin,

City: Hoffman Estates

State and Zip Code: IL 60195

Daytime Telephone Number: [REDACTED]

Fax Number: _____

Email Address: _____

**REDACTED
BY LAW**

PROJECT STAFF (if applicable):

Developer: _____

Telephone Number: _____ Email: _____

Attorney: ERIK S. NEWTON

Telephone Number: (312) 948-4084 Email: erik@newtonslawpc.com

Land Planner: _____

Telephone Number: _____ Email: _____

Engineer: _____

Telephone Number: _____ Email: _____

Architect: _____

Telephone Number: _____ Email: _____

Landscape Architect: _____


Telephone Number: _____ Email: _____

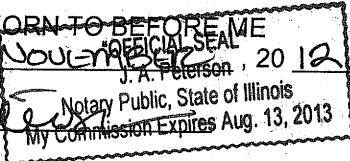
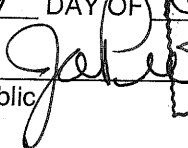
Each Applicant is solely responsible for compliance with the provisions of the Village of Westmont Zoning Ordinance, Land Development Ordinance, and other ordinances, as well as the provisions, laws, and regulations of any other entity having jurisdiction over any facet of matters coming before the Planning and Zoning Commission and Village Board. **Should this be an application for a parking variance in the B-1 Limited Business District, the applicant acknowledges that Ordinance No. 10-67 requires the payment of a cash-in lieu fee for waived parking spaces.**

The undersigned request(s) approval of this petition and further certify(ies) on oath that the information contained herein and in all documents submitted in support hereof, is true and correct to the best of my/our knowledge and belief. By signing below, the applicant and/or property owner grant express permission to Village of Westmont staff and officials to inspect the premises as necessary in relation to this application.

PETITIONER SIGNATURE:

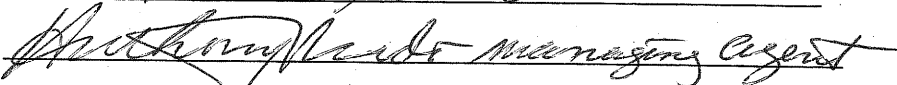
Type or print name: CHAMROEUN KEANG

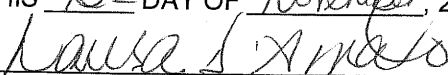
Signature: 

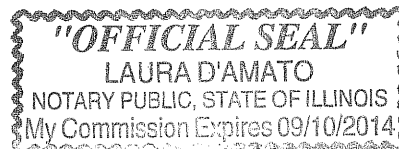
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17 DAY OF November, 20 12


Notary Public

OWNER SIGNATURE:

Type or print name: Anthony Nardo

Signature:  managing agent

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th DAY OF November, 20 12

Notary Public



Office Use Only

Provisions of zoning or land development ordinances which apply: _____

Newton's Law P.C.

November 8, 2012

BY ELECTRONIC MAIL

Shannon Malik, *Community Development Director*

31 West Quincy Street

Westmont, Illinois 60559

TEL: (630) 981-6250

FAX: (630) 968-8610

RE: Phoenix Nails Spa, 15 E. Burlington, Westmont, IL 60559

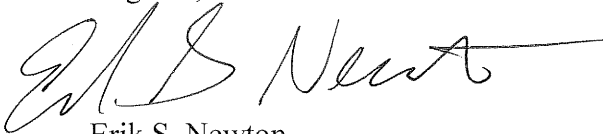
Dear Shannon:

Please accept with this correspondence the application and supporting documents for the special use and business license of Phoenix Nails Spa. This file includes all documents required for such application. In addition, I write to provide some background on the application and the applicant's circumstances.

Phoenix Nails Spa is an existing business located at 15 East Burlington Avenue in Westmont. Phoenix has been run for some time as a nail salon by Annie Do (please see attached current license for Business ID 2010444). Ms. Do is now selling her business to Chamroeun Keang. As a result, Mr. Keang, who wishes to keep Phoenix operating as a nail salon without any structure changes, is applying for a new business license as required by Village ordinances.

Please feel free to contact me with any further questions or clarification. We look forward to meeting with the Board on December 12, 2012.

Regards,



Erik S. Newton

TO: Planning and Zoning Commission, Village of Westmont

FROM: Chamroeun Keang, Buyer of Existing Business

RE: Special Use Standards met by Phoenix Nails Spa, 15 E. Burlington, Westmont, IL

DATED: November 8, 2012

Phoenix Nails Spa should continue as an existing business licensed by the Village of Westmont. Please accept this brief statement in support of how the standards and conditions for a continued special use by Phoenix will be met in accordance with the Zoning Ordinance. Mr. Keang is purchasing this nail salon from Ms. Annie Do, who is the current holder of a business license for the salon. Mr. Keang does not intend to make any changes to the existing and longtime use of the business and structure as a nail salon.

First and in the background of the Commission's considerations, the use of the property and business of Phoenix Nails Spa will continue to be the same as it has been for some number of years. For this reason, the establishment, maintenance, and operation of Phoenix as a continuing nail salon will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. Phoenix is to be run, as now, by trained nail technicians. They will continue to safely and efficiently provide an affordable, quality service to the people of the Village.

Next, because Phoenix is a continuing special use over time with no planned changes, the use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood. On the contrary, Phoenix's business, situated among other businesses, adds another customer service option in a shopping area with restaurants, clothing stores, etc. Phoenix adds an aesthetic choice for Westmont shoppers visiting these other businesses.

Third, the establishment of the (or, in this case, maintenance of the existing) special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. As noted above, Phoenix, as a current nail salon, operates as an aesthetic choice for consumers in the area. It is contained within its walls, does not impede other businesses, and, in fact, works hand in glove with other business (such as clothing stores) in the area by giving shoppers options for nail work as well as the hair styling, clothing, or shoes, provided at other businesses.

As a business that has been operating at the same location for some time, Phoenix's store has adequate utilities, access ways, drainage, and other necessary facilities. Phoenix's landlord has been more than willing over time to accommodate concerns, if any, and Mr. Keang, as the new owner of the nail salon, stands ready, in the unlikely event they may arise in future, to respond to any concerns in this area.

In addition, adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. The property rented by Phoenix for its nail salon has been operating as a series of shops for over a decade. It has a parking lot, and easy access from the street. In the many years this center existed, the landlord reports no problems with ingress and egress. The current owner of Phoenix Nails Spa, Ms. Do, also reports there have been no problems in this area during the more than six (6) years she has been renting the space.

Finally, in summary, Phoenix Nails Spa, in business for well over a year at the same location is being purchased by Mr. Keang. He does not intend to change the use, build out, or otherwise alter anything about the business. Whereas the current business conforms to all applicable regulations of the district in which it is located, so will the business as it operates under Mr. Keang's stewardship. This nail salon adds a shopping option for personal services to consumers in the area without any disruption or impediments.

For the foregoing reasons, Mr. Chamroeun Keang respectfully requests that the Commission recommend the issuance of another, new special use license as ownership of Phoenix Nails Spa changes hands. Mr. Keang stands willing to provide any further information as required by the Commission.

LINCOLNWOOD OFFICE
7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60466
TEL: (847) 675-3000
FAX: (847) 675-2167

PROFESSIONALS ASSOCIATED SURVEY, INC.

Property - Alta - Topo - Condo - Mortgage Surveys

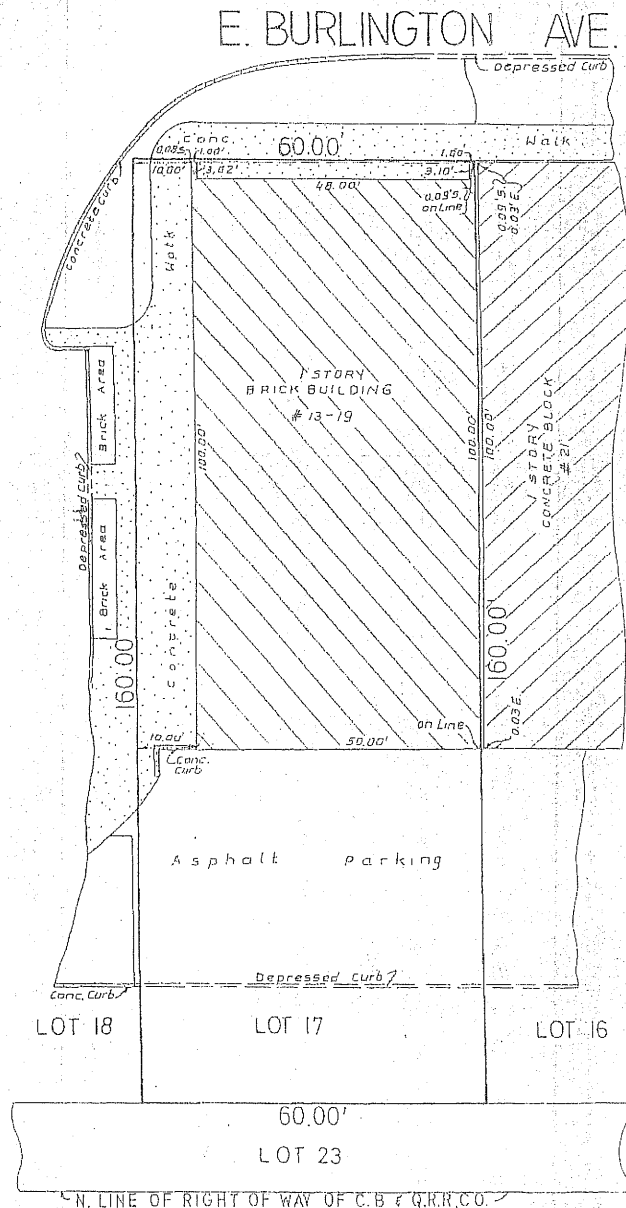
HIGHLAND PARK OFFICE
1510 OLD DEERFIELD RD.
HIGHLAND PARK, ILLINOIS
TEL: (847) 831-1200
FAX: (847) 831-9206

PLAT OF SURVEY

OF

LOT 17 IN BLOCK 13 (EXCEPT THAT PART THEREOF DEEDED TO THE CHICAGO BURLINGTON AND QUINCY RAILROAD BY DOCUMENT 153169) IN ARTHUR T. McINTOSH AND COMPANY'S FIRST ADDITION TO WESTMONT, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1921, AS DOCUMENT 150101, IN DU PAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 13-19 EAST BURLINGTON AVENUE, WESTMONT, ILLINOIS.



✓ CHECK (✓) IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 98-64870
Scale: 1 inch = 20 feet

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

State of Illinois
County of Lake ss.
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have located the building on the above property.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT OWNERS RISK.

State of Illinois
County of Lake ss.
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above described property. This plat hereon drawn is a correct representation of said survey.

BOOSTERS \$5232.75; MUTUAL OF OMAHA \$59411.86;
 LE RUNNING CO \$3110.00; NAT'L CNCL OF TCHRS OF ENG.
 INC \$4525.00; NATEDOG INC \$5774.00; NATIONAL BUSI-
 ONAL DECORATING SERVICE \$3280.00; NATIONAL SEED CO.
 IDERY \$11027.68; NETOP \$2599.56; NEUCO INC \$20899.36;
 ZONS ACADEMY \$6480.00; NEXUS OFFICE SYSTEMS..
 NORTH SHORE UNIFORM SERVICE \$8876.83; NORTHERN
 ORTHWEST SUBURBAN SPECIAL \$100475.12; OAKBROOK
 OBJECTIX \$34847.00; OFFICE DEPOT \$4047.94; OFFICE
 COMPANY \$1224791.36; ON TIME INC \$3884.10; OPTIMA
 7; ORANGE CRUSH LLC \$217949.91; OVERDRIVE \$6800.00;
 ER 101 \$85370.48; PATRICIA POST \$3000.00; PAUL REW-
 L ASSESSMENT \$2774.74; PEARSON EDUCATION \$4640.92;
 REGRA SYSTEMS \$34540.02; PEORIA CHARTER COACH CO
 973.26; PERKINS SCHOOL FOR THE BLIND \$187244.19; PETE
 SOCIATES \$3600.00; PHILLIP'S FLOWERS \$7447.90; PIONEER
 SUPPLIES \$5779.50; PITTSBURGH PAINTS \$4531.15; PIZ-
 36098.00; PLAYERS EDGE \$7477.00; PORTER PIPE \$3722.70;
 00.00; PRECISION CONTROLS \$8709718.45; PREMIER
 \$9581.52; PROQUEST INFORMATION/LEARNING \$12158.00;
 3.25; PROTOLIGHT INC \$2584.16; PS SIGNS & APPAREL
 B CONSTRUCTION \$69641.00; R. RUDNICK & CO \$600894.00;
 OD DISTRIBUTORS \$67886.52; REAL GRAPHIX \$4106.00;
 ECORD-A-HIT ENTERTAINMENT \$3075.00; REGINA WEBSTER
 AL OFFICE OF EDUCATION \$37265.00; REGIONAL PUBLISH-
 INTING \$12510.98; RICHMOND ELECTRIC \$186500.00; RID-
 O GRANDE ALBUQUERQUE \$5225.29; RISE MANAGEMENT
 ICES \$3516.98; ROBERT M ROLF \$3000.00; ROBERT RUYLE
 UCATION \$6921.25; ROGERS ATHLETICS \$7385.00; S.E.A.L.
 IT TECHNOLOGIES \$18500.00; SALKELD SPORTS \$39386.83;
 ORT STORE \$9676.73; SASSED \$750900.47; SASSED - IL PBIS
 S INC \$4686.50; SCANTRON CORP \$70968.49; SCHOLASTIC,
 KS \$6510.35; SCHOOL DUDE \$6281.00; SCHOOL HEALTH
 SPECIALTY \$56947.82; SCHWEPPE & SONS \$5796.81; SCOTT
 720.00; SEAL SOUTH, INC. \$83817.30; SENTRY SECURITY,
 2.40; SERVICE SANITATION \$3112.64; SHANE'S OFFICE
 MS \$8824.89; SHIFFLER EQUIPMENT SALES, INC. \$19779.30;
 7.51; SIGNS NOW \$7173.00; SIKICH \$2776.45; SKUDDLE-
 2585.00; SOCCER 2000 INC. \$26581.00; SONIA SHANKMAN
 D PRODUCTION & LIGHTING \$4346.28; SOUTHERN BUS
 INDUSTRIES, INC. \$8056.24; SPEEDLINK SOLUTIONS
 5338.38; SPORTSFIELDS, INC \$5018.11; SPRINT/NEXTEL
 . \$2515.30; ST. BALDRICK'S FOUNDATION \$18503.53; STAFF
 2826.00; STAPLES ADVANTAGE \$59458.10; STARR CON-
 CTRIC CO \$14586.95; SUBURBAN DR CHK & LOCK SERV
 G \$20230.00; SUBURBAN LIFE PUBLICATIONS \$7310.80;
 94; SUNRISE COMMUNICATIONS \$4830.00; SUPER CDA
 50; SWIMMERS EDGE, INC \$15628.00; T.A.CUMMINGS
 NC. \$3232.00; TAMS-WITMARK MUSIC LIBRARY INC
 TECHNOLOGY CENTER OF DUPAGE \$8200.00; TELCOM
 LESOLUTIONS CONSULTANTS \$5650.00; TERRACON
 EPARTMENT, INC. \$3295.00; THE BAND MANS COMPANY
 ; THE EDGE SPORTS APPAREL LLC \$4563.00; THE FENCE
 P \$4738.30; THE J. KYLE BRAID LEADERSHIP \$6000.00; THE
 E HOUSE, INC \$77070.84; THE UNDERCUTTERS \$3505.00;
 ATTAGLIA \$3000.00; THOMPSON/GALE GROUP \$34268.05;
 ESHOLDS \$6825.39; TIGERDIRECT.COM \$4847.31; TIM
 07.00; TRACK SURFACES COMPANY \$670000.00; TRANE
 NGLE SCREEN PRINT \$3170.25; TROJAN BOOSTER CLUB
 349.40; TROPHYS ARE US \$10730.29; TROXELL COMMUNI-
 34.00; U.S. POSTAL SERVICE \$7500.00; U.S. TENNIS COURT
 EED CAMPS \$5000.00; UNCLE BUB'S \$8532.61; UNIQUE
 CEL SERVICE \$3505.81; UNITED RADIO COMMUNICATIONS
 ATION \$4500.00; UPBEAT SITE FURNISHINGS \$3567.49;
 JSMALL \$4333.00; UTD DISTRIBUTING \$3795.00; VANTAGE-
 RSITY SPIRIT FASHIONS \$18625.05; VILLAGE GREENS OF
 D.G. WATER DEPT \$69142.20; VILLAGE OF D.G. WATER
 IERS GROVE \$414263.63; VILLAGE OF WOODRIDGE
 \$6788.25; VORTEX ENTERPRISES, INC \$3657.00; WARD
 0; WELLNESS INC \$22594.00; WEST SUBURBAN CONFER-
 ECA \$4730.00; WESTSIDE MECHANICAL, INC \$2988.50;
 -T & COMPANY \$792994.91; WILLOW-RIDGE GLASS INC
 CT \$7770.00; WOODRIDGE SCHOOL DISTRICT 68 \$44732.10;
 ATION \$140690.23; YMCA CAMP DUNCAN \$58290.50; ZLAN

LEGAL NOTICE / PUBLIC NOTICE
VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLICATION

NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, December 12, 2012 at 7:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559

The purpose of the hearing is to consider a request from Chamroeun Keang of the Phoenix Nails Spa regarding the property located at 15 East Burlington Avenue, Westmont, IL 60559 for the following:

- (A) Special Use permit request to operate a ground floor nail salon in the B-1 Limited Business District.

Legal Description:

LOT 17 IN BLOCK 13 (EXCEPT THAT PART THEREOF DEEDED TO THE CHICAGO BURLINGTON AND QUINCY RAILROAD BY DOCUMENT 153169) IN ARTHUR T. McINTOSH AND COMPANY'S FIRST ADDITION TO WESTMONT, BEING A SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1921, AS DOCUMENT 150101, IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 09-10-120-034

More Common Location: 15 East Burlington Avenue, Westmont, IL 60559

Village Code(s) Applicable: Appendix "A", Section 7.03(A)(11a)
 Appendix "A", Section 13.09

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact Mr. R. R. Searl ADA Compliance Officer, 9:00 A.M. to 5:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6200 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.

All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION
 Ed Richard Chairperson

November 28, 2012
 Suburban Life Media 4057 WSM

IN THE CIRCUIT COURT FOR THE 18TH JUDICIAL CIRCUIT
DUPAGE COUNTY - WHEATON, ILLINOIS

CitiMortgage, Inc., PLAINTIFF
 Vs.
 Janine Byrd a/k/a Janine P. Byrd; et al., DEFENDANTS

)2012
)CH
)2639

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 10/1/2012, John Zaruba, the Sheriff of DuPage County, Illinois will on 1/8/13 at the hour of 10:00AM at DuPage County Sheriff's Office 501 North County Farm Road Wheaton, IL 60187, or in a place otherwise designated at the time of sale, County of DuPage and State of Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described real estate:

LOT 68 IN OAK CREEK, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 13, 1966 AS DOCUMENT R66-12927, IN DUPAGE COUNTY, ILLINOIS.

PIN 06-31-406-015. Improved with Single Family Home
 COMMONLY KNOWN AS: 1272 Candlewood Court, Downers Grove, IL 60515

Sale terms: 10% down of the highest bid by certified funds at the close of the auction; The balance, including the Judicial sale fee for Abandoned Residential Property Municipality Relief Fund, which is calculated at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

If the property is a condominium and the foreclosure takes place after 1/1/2007, purchasers other than the mortgagees will be required to pay any assessment and legal fees due under The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4).

If the property is located in a common interest community, purchasers other than mortgagees will be required to pay any assessment and legal fees due under the Condominium Property Act, 765 ILCS 605/18.5(g-1).

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Upon payment in full of the amount bid, the purchaser shall receive a Certificate of Sale, which will entitle the purchaser to a Deed to the real estate after Confirmation of the sale. The successful purchaser has the sole responsibility/expense of evicting any tenants or other individuals presently in possession of the subject premises.

The property will NOT be open for inspection and Plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the Court file to verify all information.

IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

For information: Examine the court file or contact Plaintiff's attorney: Codilis & Associates, P.C., 15W030 North Frontage Road, Suite 100, Burr Ridge, IL 60527, (630) 794-9876.

Please refer to file number 14-12-09802.